

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967

Appeal No. 9276 Joseph L. Bateman, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

ORDERED:

That the appeal for permission to establish a parking lot at 3109 - 20th Street, N.E., lot 28, Square 4219, be denied.

FINDINGS OF FACTS:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two-story single family dwelling.
3. The front of the property facing on 20th Street is 60.08 feet in width. The rear lot line tapers to 46.70 feet in width. The southern lot line is 36.50 feet in depth, while the northern lot line is 28.19 feet in depth. A portion of the property abuts a 15-foot public alley which is to be used to gain access.
4. It is proposed to demolish the existing structure for the purpose of establishing a parking lot to accommodate 10 automobiles. The lot is located adjacent to the appellant's place of business and would be available to business clients.
5. Opposition to the granting of this appeal was registered at the public hearing. The record contains a protest petition along with one (1) letter against the proposal.
6. The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that this appeal must be denied. The proposed use will have an adverse affect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent and integrity of the Zoning Regulations and Map. The proposed parking lot is so

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located that it is likely to become objectionable to adjoining and nearby property because of noise, traffic, and other objectionable conditions. The lot would not be in harmony with the general purpose and intent of the Regulations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board